

HOUMA BOARD OF ADJUSTMENTS

Official Proceedings
of
July 20, 2015
Government Tower
2nd Floor, Terrebonne Parish Council Meeting Room

1. Chairman, Ms. Katie Simms, called the July 20, 2015 meeting of the Houma Board of Adjustments to order at 2:07 p.m., followed by the Pledge of Allegiance, led by Mr. Willie Newton.
2. Upon Roll Call, those members present were Mr. Willie Newton, Mr. Joe Harris, Ms. Katie Simms, Ms. Trudy Hebert, Mr. Pete Konos and Mr. David Tauzin. Also present was Mr. Christopher Pulaski, Senior Planner and Zoning Administrator for Terrebonne Parish Consolidated Government.
3. MINUTES: of June 15, 2015 Board of Adjustment meeting.
It was moved by Mr. Willie Newton and seconded by Mr. Joe Harris that the minutes of the June 15, 2015 meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.
4. NEW BUSINESS:
 - a. Structure Variance: Rear yard setback variance from required 5' to 6" and a side yard setback variance from 5' to 2'-6" for construction of accessory structure, property located at 200 Autumn Drive, Terence J. Picou applicant.

Chairman recognized Mrs. Anne Picou, 200 Autumn Drive, owner of the property. Mrs. Picou stated that her husband is out of town, but she invited the contractor, Mr. Joey Yesso to accompany her to the meeting.

Chairman recognized Mr. Yesso who explained that they are requesting this addition to accommodate two vehicles which are out in the weather and they wish for these vehicles to be covered.

Chairman recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard setback variance from required 5' to 6" and a side yard setback variance from 5' to 2'-6" for construction of accessory structure in an R-1 district. The subject property backs up to Terrebonne House Assisted Living Center which received Special Exception approval for placement in the R-1 district. The lot depth is 120' compared to the lots across the street which are 140' and the existing pool is located in the rear approximately 5' from the property line with the associated deck and landscaping along the rear. There are no servitudes that would be encroached upon. Since the legal, non-conforming development to rear appears to be at full build out and any likely expansion in the immediate area would be parking, it would seem that the request would not alter the character or lessen the strength of the ordinance. A site visit was performed and all property owners adjacent to and within a 250' radius of the subject property have been notified. Staff received no calls regarding the request.

Staff recommends APPROVAL of the request.

After a brief discussion, a motion was made by Mr. Joe Harris and seconded by Mr. Willie Newton to APPROVE.

ROLL CALL VOTE:

YEAS: Hebert, Harris, Konos, Newton.

NAYS: NONE

ABSTAINED: NONE

NOT VOTING: Katie Sims, Chair.

ABSENT: NONE

Chairman declared the MOTION ADOPTED and the application APPROVED.

b. Structure Variance: Front yard variance from required 20' to 12' for construction of a new residential structure, property located at 402 Rightor Street; Paula Pontiff, applicant.

Chairman recognized Mrs. Paula Pontif, 1103 Morrison Avenue, who stated that she wishes to build a new house on this property. There was a house on this property at one time and it was demolished.

Chairman recognized Mr. Christopher Pulaski who stated that the applicant is requesting a front yard variance from the required 20' to 12" for construction of a new residential structure in an R-1 district. The subject property is an irregular shape – a triangle which makes it difficult to meet current setback requirements. There was a house on the property several years ago that pre-dated zoning and the proposed home is smaller in size, but is in the same location as the original home. Because of the irregular shape lot whose development pre-dates zoning, this application is a classic example of a justified hardship. A site visit was performed and all property owners adjacent to and within a 250' radius of the subject property have been notified. Staff received no calls regarding the request.

After a brief discussion, Mr. Joe Harris made a motion to APPROVE, seconded by Mr. Pete Konos.

ROLL CALL VOTE:

YEAS: Hebert, Harris, Konos, Newton.

NAYS: NONE

ABSTAINED: NONE

NOT VOTING: Katie Sims, Chair.

ABSENT: NONE

Chairman declared the motion ADOPTED and the application APPROVED.

c. Structure Variance: Front yard setback variance from required 20' to 0' to allow for open carport addition, property located at 1103 Gibb Street; Tommy Chatagnier, applicant.

Chairman recognized Mr. Tommy Chatagnier, 1103 Gibb Street who stated that he is requesting approval to build a carport.

Chairman recognized Mr. Christopher Pulaski who stated that the applicant is requesting a front yard setback variance from required 20' to 0' to allow for open carport addition to an existing residential structure in a C-2 district. The placement of the home on the subject property is currently encroaching into the front yard setback (17' instead of the required 25') and the location of the driveway makes it difficult to place any sort of carport or garage without additional encroachment. The addition includes an open carport as well as covered walkway to the front of the home. The home directly across Gibb Street has their carport and shed at the property line so the proposed variance would not seem to alter the character of the neighborhood. Several homes with reduced front setbacks in other subdivisions that pre-date zoning have received similar variances. A site visit was performed and all property owners adjacent to and within a 250' radius of the subject property have been notified. Staff received on call in support of the request and several for more information. Staff recommends **APPROVAL** of the request.

After brief discussion Mr. Willie Newton made a MOTION to APPROVE, seconded by Mr. Joe Harris.

ROLL CALL VOTE:

YEAS: Newton, Hebert, Harris, Konos

NAYS: NONE

ABSTAINED: NONE

NOT VOTING: Simms, Chair

ABSENT: NONE

Chairman DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

d. Special Exception: Placement of an on-premise pole sign with LED message board for existing church property located at 309 Funderburk Avenue; Father Carl Collins, applicant.

Chairman recognized Lydia Landry, Principal of the St. Bernadette Catholic School, 309 Funderburk Avenue, who stated that the school is requesting to place an LED sign in front of the school.

Chairman recognized Mr. Joey Yesso, who stated that there was a sign in front of the school years ago and it had to be removed for placement of a sidewalk. This sign is being donated and they wish to place it in the nearly same location as the old one.

Chairman recognized Mr. Christopher Pulaski who stated that the applicant is requesting a special exception to allow for placement of an on-premise pole sign with LED message board for the existing church in an R-1 district. Churches within R-1 districts request Planning approval from the Zoning and Land Use Commission to ensure that it is appropriate with regards to traffic and congestion and that it is in harmony with the orderly and appropriate development of the district. St. Bernadette Catholic Church and School has existed at this location for decades and to date has had a modest monument sign with a static message board. While many churches and schools have updated to LED signs, many are also designed to reflect the architecture of the existing structures. Staff understands that the proposed sign is being donated to the Church. The height appears to be reduced from its original height which does help in keeping it more appropriate with the surrounding residential development and less like its former location in a commercial area. However staff would recommend that the design be modified to include some form of raised brick base similar to that of the existing monument sign. A site visit was performed and all property owners adjacent to and within a 250' radius of the subject property have been notified.

Staff received no calls regarding the request.

Staff recommends APPROVAL of the request.

After brief discussion Mr. Joe Harris made a MOTION to APPROVE, seconded by Mr. Pete Konos.

ROLL CALL VOTE:

YEAS: Newton, Hebert, Harris, Konos

NAYS: NONE

ABSTAINED: NONE

NOT VOTING: Simms, Chair

ABSENT: NONE

Chairman DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

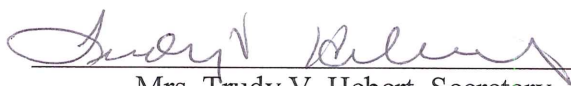
5. NEXT MEETING DATE:

The next scheduled Board of Adjustments meeting will be held on August 17, 2015.

6. BOARD OF ADJUSTMENT MEMBER COMMENT: NONE

7. PUBLIC COMMENTS: None

8. Ms. Katie Simms stated "THAT, there being no further business to come before the Houma Board of Adjustments, the meeting be adjourned at 2:35 p.m." NO OPPOSITION, MOTION CARRIED, CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.


Mrs. Trudy V. Hebert, Secretary